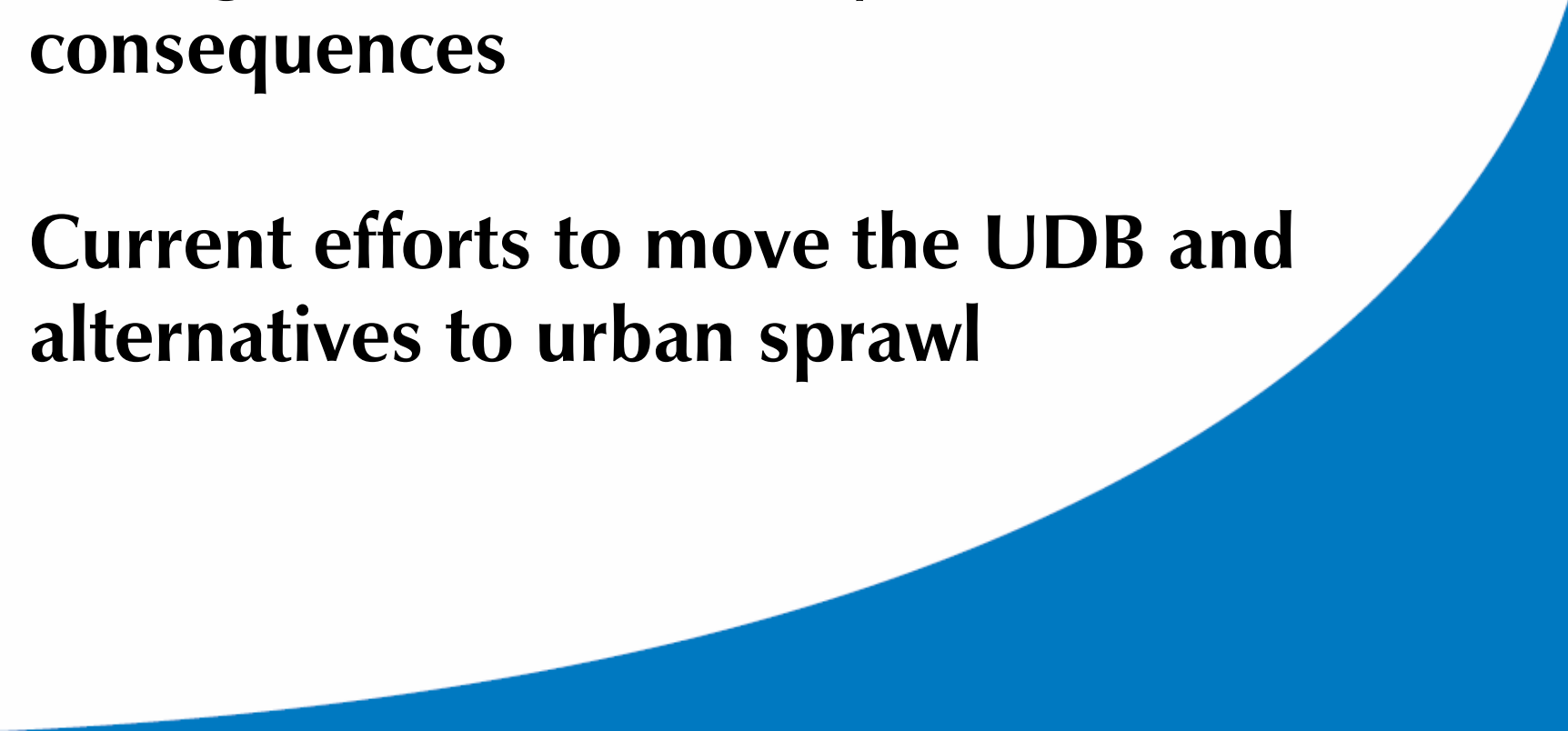


THE URBAN DEVELOPMENT BOUNDARY:

*Holding the Line
for our quality of life*



- **The Urban Development Boundary (UDB) and Urban Expansion Area (UEA)**
 - **Changes to the boundary and the consequences**
 - **Current efforts to move the UDB and alternatives to urban sprawl**
- 

What is the UDB and UEA?

THE Urban Development Boundary (UDB)

- “is included on the LUP [Land Use Planning] map to distinguish the area where urban development may occur through the year 2005 from areas where it **should not** occur.”

THE Urban Expansion Area (UEA)

- “is that area located between the 2005 UDB and the 2015 Boundary ...is the area where current projections indicate that further urban development beyond the 2005 UDB is **likely** to be warranted some time **between the year 2005 and 2015.**”

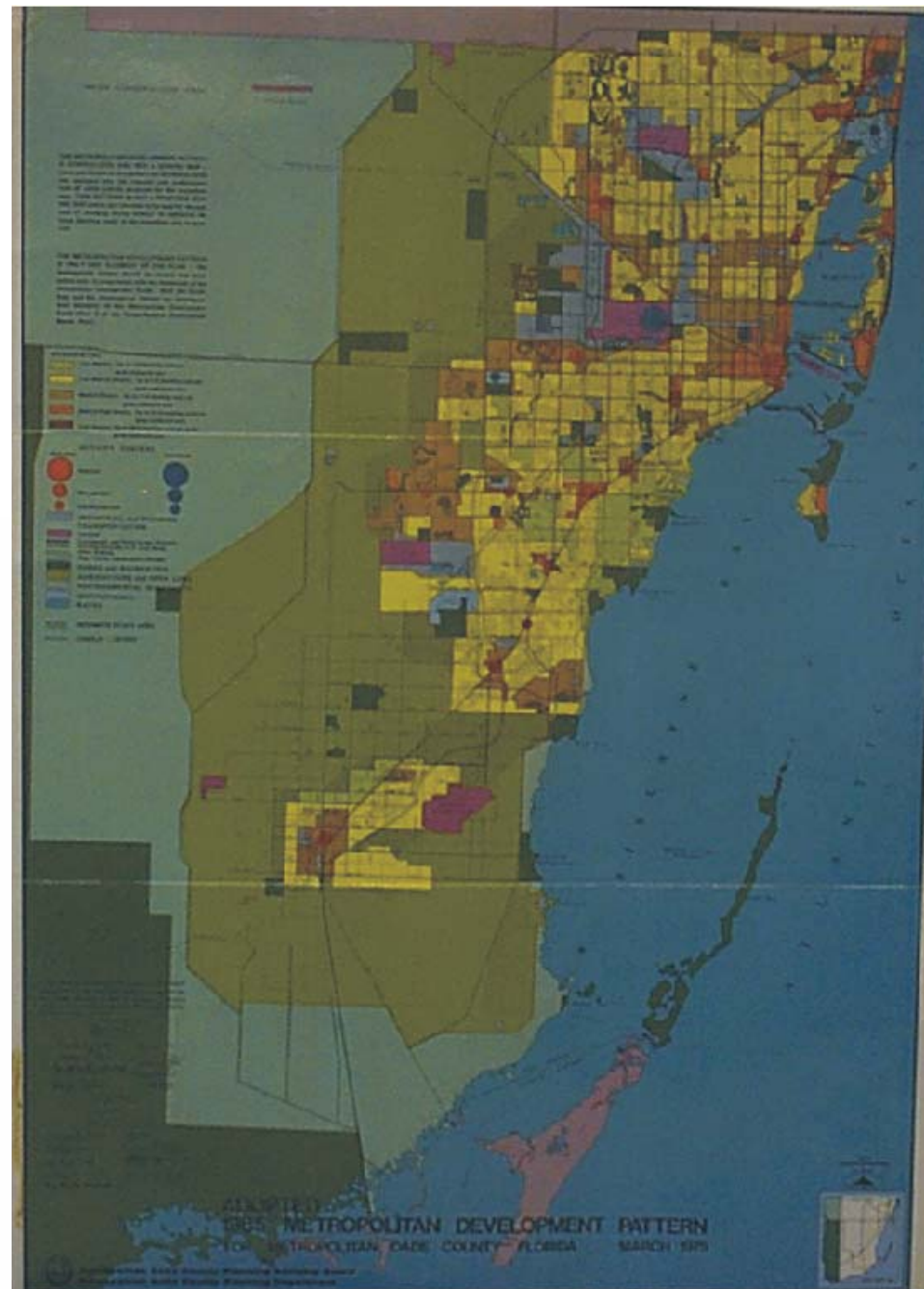
The Establishment of the Urban Development Boundary

1975 - Implied through Land Use Plan map and policies

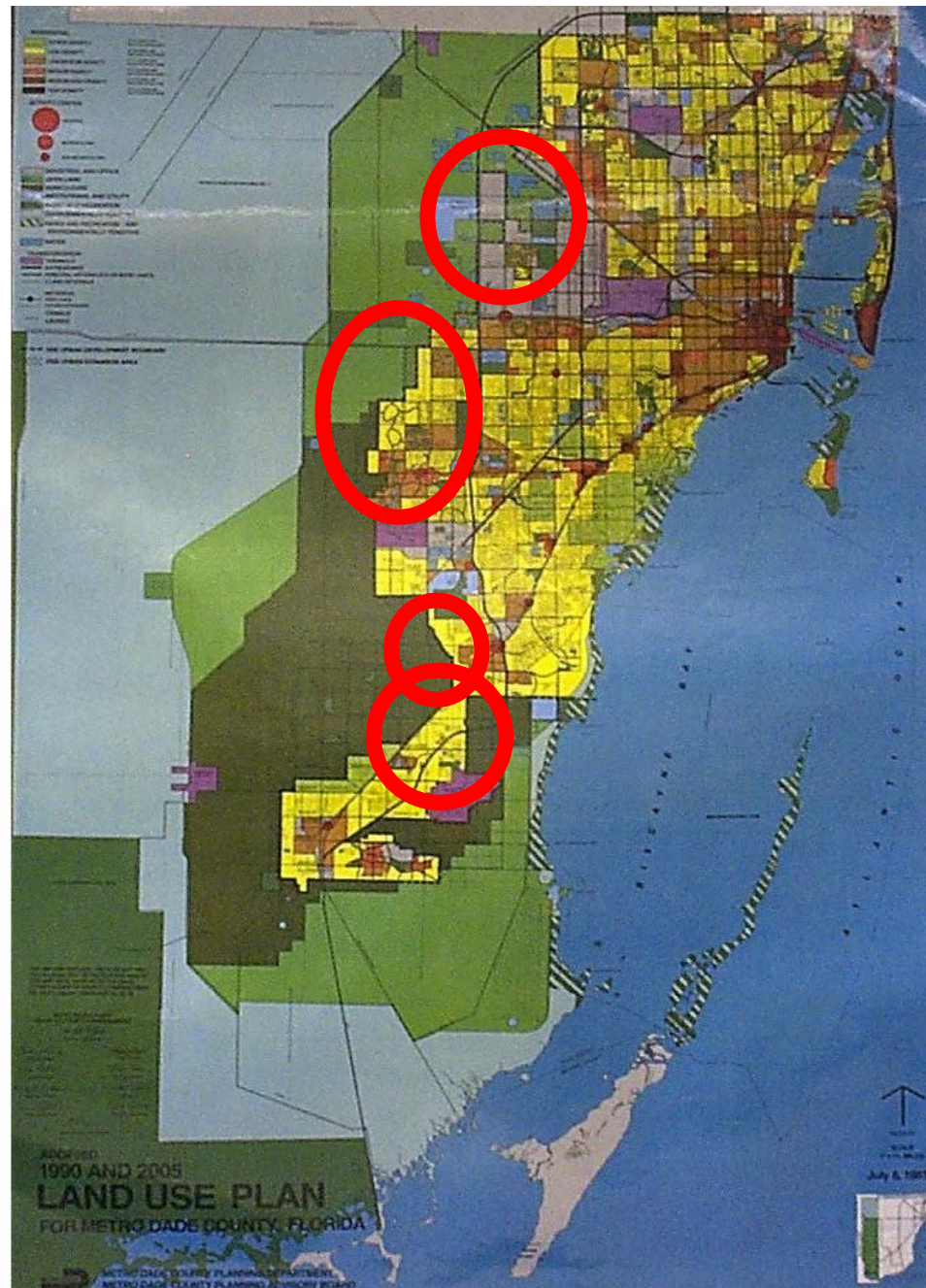
1983 - UDB was finally depicted on the Land Use Planning map

- UDB separates not only acceptable land uses, but the level and type of municipal services provided
- Focuses resources primarily within the urban areas
- Provides for designation of prime agricultural areas in order to distinguish their significance in land use planning

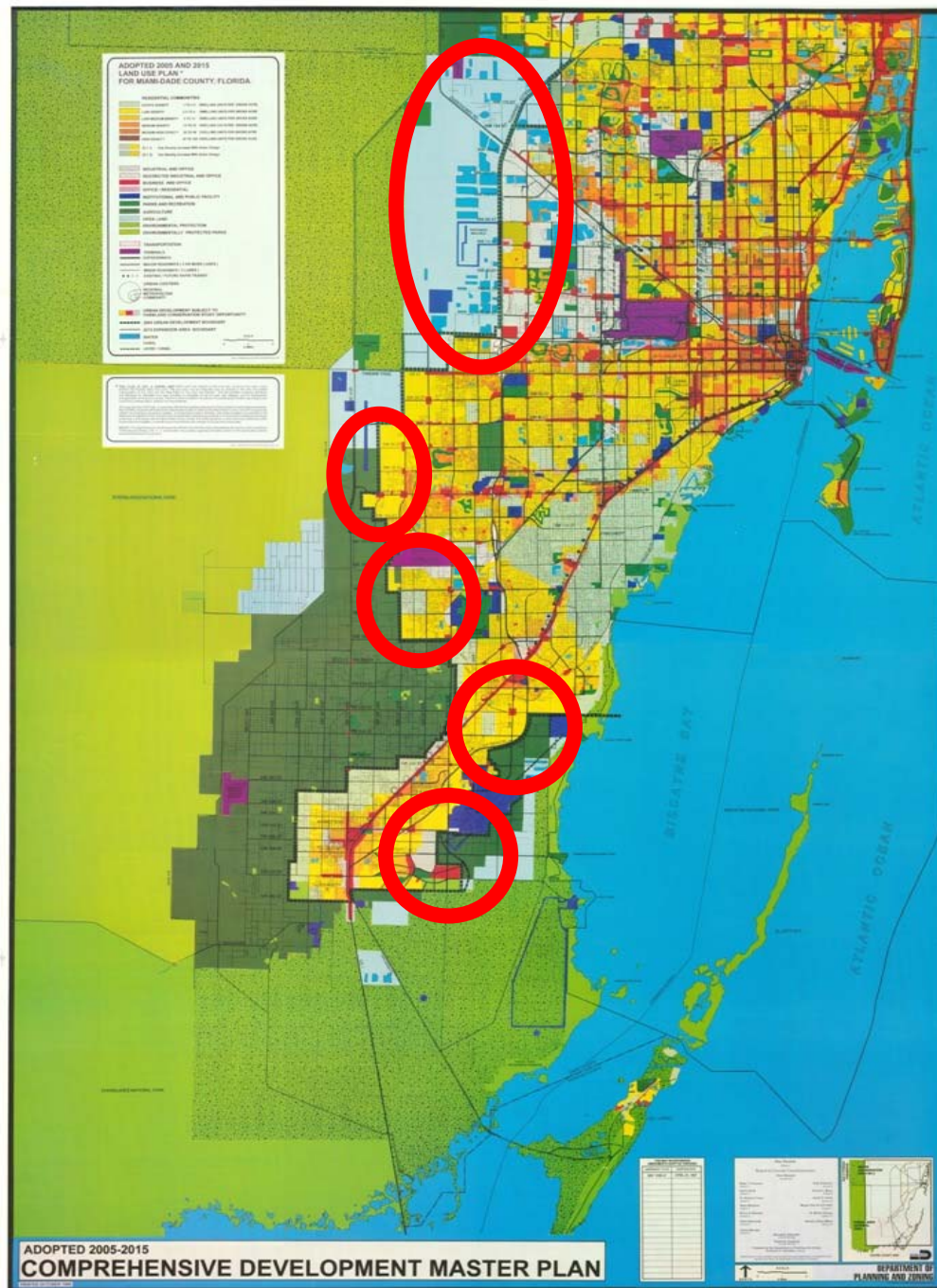
1975 CDMP Land Use Plan Map



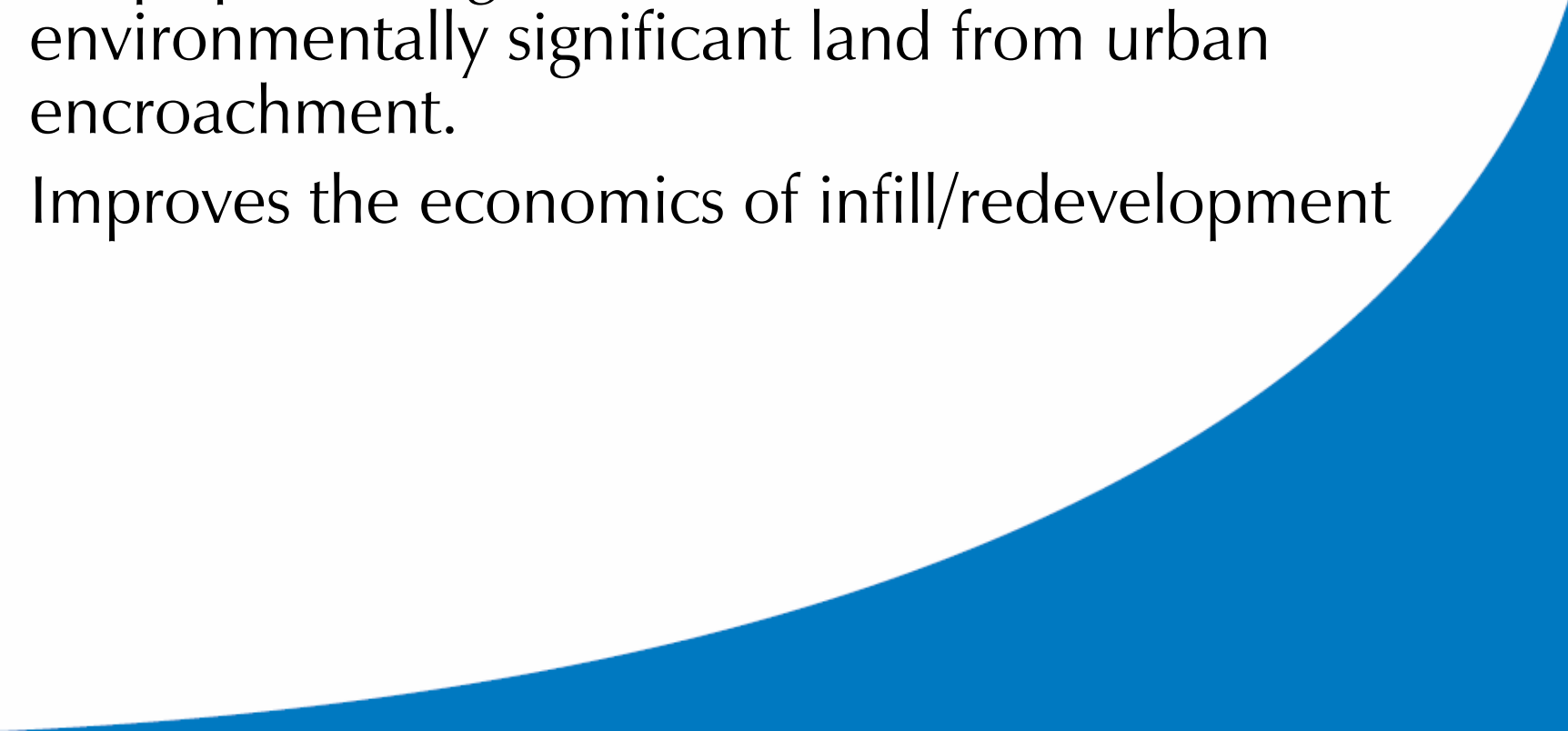
**1983
CDMP
1990-2005
Land Use
Plan Map**



Current CDMP 2005-2015 Land Use Plan Map



Why Have Boundaries?

- Helps to prevent “leap-frog” development that stresses infrastructure and delivery of services
 - Provides for a more efficient use of land resources
 - Helps protect agricultural land, and environmentally significant land from urban encroachment.
 - Improves the economics of infill/redevelopment
- 

UDB Expansion Policies

- **Residential Capacity Policy:** 15 years projected growth beyond EAR adoption, i.e., 2010
- **Expansion Location Policy:** When additional supply is needed,

I. The following areas shall **Not be Considered:**

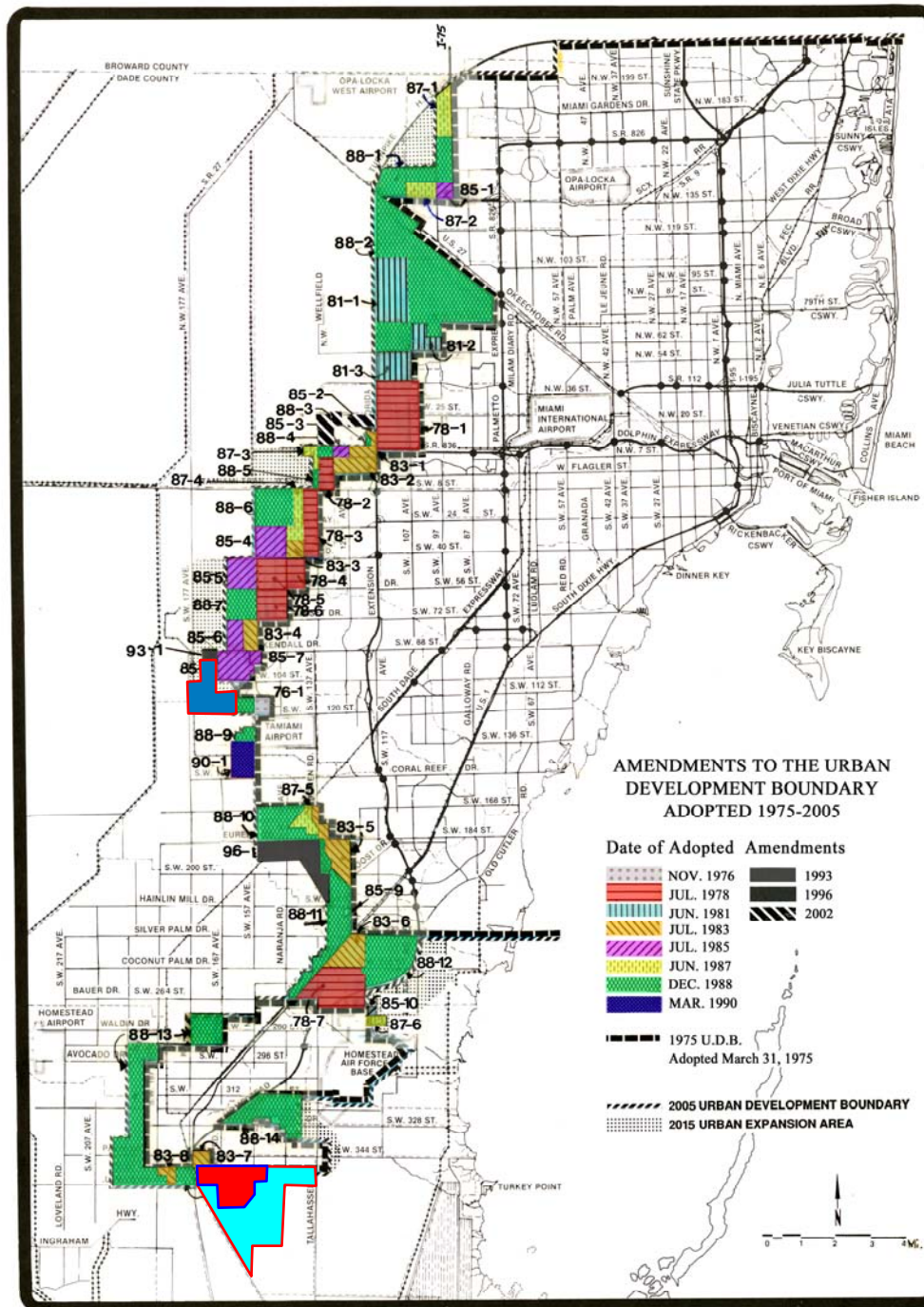
- a. The Northwest Wellfield Protection Area;
- b. Water Conservation Areas, Biscayne Aquifer Recharge Areas; and Everglades Buffer Areas designated by the SFWMD;
- c. The Redland area.

II. The following areas shall be **Avoided:**

- a. Delineated Future Wetlands;
- b. Land designated Agriculture;
- c. Category 1 Hurricane Evacuation Areas;

III. The following areas shall be given **Priority:**

- a. Tiers having the earliest projected supply depletion year;
- b. Land contiguous to the UDB;
- c. Locations within one mile of a Planned Urban Center or Extraordinary Transit Service corridor.
- d. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

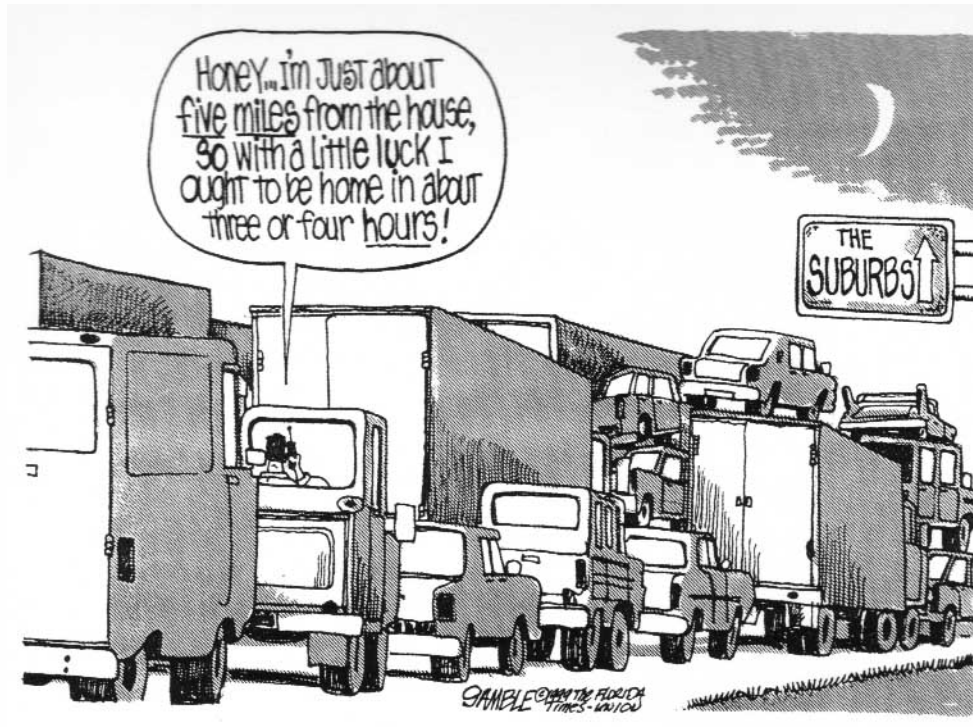


Consequences of Sprawl



Alternatives to Sprawl

- Community and Municipal Urban Centers
- Transit Oriented Development
- Infill Redevelopment



Community Urban Centers

- Town centers designed around transit hubs
- Development that embraces higher density
- Support for mass transit system
- Mixed income communities providing access to jobs, parks, *schools*, and social/cultural life



Transit Oriented Development

- Easy access to rail service, job centers, cultural life
- Increased market for workforce housing
- Allows for a significant increase in density without overloading our roads.



Infill Housing

- Efficient use of land resources
- Revives incomplete development projects
- Invests in existing communities in need
- Improves older infrastructure in the urban core



